102.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,300,100 / 1,300,100
					USE VALUE:	1,300,100 / 1,300,100
					ASSESSED:	1,300,100 / 1,300,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN LIMITED LLC
Owner 2:	
Owner 3:	
Street 1:	24 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC LAUGHLIN PHILIP J -
Owner 2:	-
Street 1:	24 TERESA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,328 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Clapboard Exterior and 4102 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10328.000	789,200		510,900	1,300,100
Total Card	0.237	789,200		510,900	1,300,100
Total Parcel	0.237	789,200		510,900	1,300,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.94 | /Parcel: 316.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66145
GIS Ref:
GIS Ref:
Insp Date: 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	789,000	0	10,328.	510,900	1,299,900	1,299,900	Year End Roll	12/18/2019
2019	101	FV	582,000	0	10,328.	518,200	1,100,200	1,100,200	Year End Roll	1/3/2019
2018	101	FV	582,000	0	10,328.	386,800	968,800	968,800	Year End Roll	12/20/2017
2017	101	FV	582,000	0	10,328.	350,300	932,300	932,300	Year End Roll	1/3/2017
2016	101	FV	582,000	0	10,328.	335,700	917,700	917,700	Year End	1/4/2016
2015	101	FV	562,300	0	10,328.	284,600	846,900	846,900	Year End Roll	12/11/2014
2014	101	FV	562,300	0	10,328.	270,000	832,300	832,300	Year End Roll	12/16/2013
2013	101	FV	562,300	0	10,328.	256,900	819,200	819,200		12/13/2012

!8191!

PRINT

Date	Time
12/10/20	22:46:15

LAST REV

Date	Time
02/19/19	11:27:57
ekelly	
8191	

USER DEFINED

Prior Id # 1:	66145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN PHI	64911-255		2/13/2015	Convenience	1	No	No		
BURKE PAUL M/JE	44960-194		4/7/2005	Change>Sale	349,000	No	No		
CONSTANTAKES PE	43330-300		7/20/2004		359,000	No	No		
	11128-401		6/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2005	698	Addition	225,000	C		G7	GR FY07	convert ranch to 2
7/14/2005	613	Demoliti	3,000	C				
4/13/2005	241	Manual	4,500	C				STRIPPING PLASTER
1/7/1999	13	Manual	800	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	197	PATRIOT
10/26/2005	Permit Visit	BR	B Rossignol
11/14/2004	MLS	MM	Mary M
4/14/2000	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	264	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10328		Sq. Ft.	Site		0	70.	0.71	5									510,887						510,900	

Total AC/HA: 0.23710 | Total SF/SM: 10328 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,887 | Spl Credit | Total: 510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97085559
Const Adj.:	1.00999999
Adj $ / SQ:	122.571
Other Features:	148938
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827213
Depreciation:	38052
Depreciated Total:	789161

COMMENTS

NC= CHK ROOF IN REAR PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

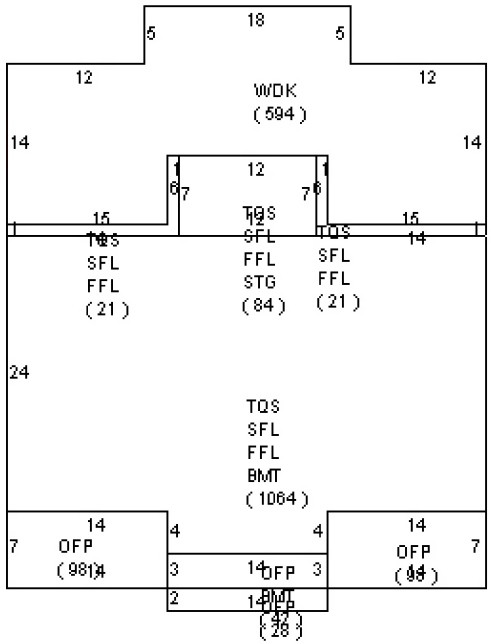
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.02
Special Features:	0	Val/Su Net:	148.26
Final Total:	789200	Val/Su SzAd	241.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	122.570	145,859
SFL	Second Floor	1,190	122.570	145,859
BMT	Basement	1,106	54.700	60,495
TQS	3/4 Story	893	122.570	109,394
WDK	Deck	594	7.760	4,610
OFP	Open Porch	266	22.930	6,099
STG	Storage	84	8.460	711
	Net Sketched Area:	5,323	Total:	473,027
Size Ad	3272.5	Gross Are	5620	FinArea 4102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	